

## ANNUAL MEETING AND RESIDENTS GET TOGETHER

After a two year hiatus due to the pandemic, we are planning to hold our Annual Meeting and Potluck BBQ on **Monday April 25th** from 6PM to about 7:30 PM. The meeting will be hosted at the home of our Board Member, Pete Adamcin, at **4010 N Placita de Arriba**. For those of you not familiar with this street, it is a small cul de sac where Placita De Los Vientos turns to the North. There is enough room in the back yard to



seat yourselves and your guests safely and maintain 'social distancing' This meeting is also a 'meet and greet' for neighbors to get together and meet others that might live close by.

The Board will provide hamburgers/cheeseburgers, buns and condiments as well as cold water.

# Rancho del Cerro Rattler

*Where friends and neighbors come together*

The Community Association of Rancho del Cerro  
P.O. Box 85074 • Tucson, Arizona 85754-5074  
www.RanchoDelCerro.org



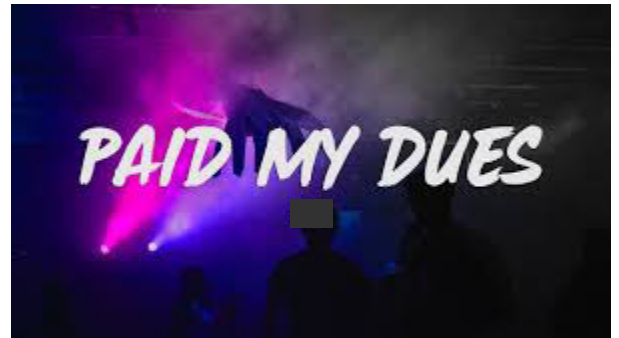
April 2022

In addition to bringing a **fold ing chair for yourself and those attending with you**, we are asking you to bring a **side dish** - if your last name begins with an A to M - or a **dessert** if your last name begins with N to Z. Please prepare enough for 6-8 people.

After a brief discussion about our HOA and what issues have transpired, we will have a Guest Speaker.

We are pleased to announce that one of our own residents, Locana De Souza who is an urban wildlife specialist, will speak on "Living with Urban Wildlife." We look forward to a lively and informative talk!

dues. We appreciate your cooperation and attention to this matter, as we do have expenses that need to be met each year. These dues are used to cover costs, including state taxes; insurance fees; website management; auditing of our annual accounts; Annual Meeting expenses and Yard Sale; general office expenses including postage and paper supplies, and legal fees. We are proud to say that we believe that we have the lowest dues of any local association.



## DUES

As of this writing, (March 15th) about 70 % of our homeowners have paid

Fortunately, we do not have any expenses for running the Association as this is accomplished by our volunteer Board of Di-

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Mission Statement - Friends and neighbors coming together to improve their neighborhood community through sharing and cooperation, keeping in touch, and communicating their needs, wants, abilities and available services. **The Association Board meets quarterly, and the meetings are open to all residents. Contact any Board member for the specific date and time if you would like to attend and or have a specific issue to discuss.**

## BOARD MEMBERS

President	Ken Cooper 207-6264 • ken@ranchodelcerro.org
Vice-president	Dick Zeiner 856-264-1658 (C) • dick@ranchodelcerro.org
Treasurer	Joyce Woods 743-3834 • joyce@ranchodelcerro.org
Secretary	Sue Sirkus 390-5974 • sue@ranchodelcerro.org
Architectural Director	Jeff Coffeen 743-5087 • jeff@ranchodelcerro.org
Newsletter Director	Pete Adamcin 869-8816 (C) • pete@ranchodelcerro.org

Contact us at: [contact@ranchodelcerro.org](mailto:contact@ranchodelcerro.org)

rectors. Your cooperation goes a long way to making the Association run smoothly, and we appreciate your \$25.00 annual dues when they are paid in a timely manner, as we are not in the business of being 'bill collectors'.

For your information, should you wish to refinance your home or sell it, a form is sent to the Association to complete that asks if HOA dues are current, and we must answer these questions accurately. So please send in your dues, if you have not done so.

**Dues should be sent to:**

**The Community Association of  
Rancho Del Cero  
P.O Box 85074  
Tucson, AZ 85754-5074**

**Note:** If you have changed your email or phone contacts, please let us know! Also please ensure that you have in your contact list: [contact@ranchodelcerro.org](mailto:contact@ranchodelcerro.org). If you do not,

our newsletter and other pertinent information may go into spam, and you may not see it.

## **LEGAL NOTICE OF VIOLATIONS SENT TO A HOMEOWNER**

**T**he Board reviewed a specific homeowner's continued violation of keeping building equipment on his property despite no work being done on the property for over 6 months. The neighbors are not happy about this, and the Board sent this homeowner a letter requesting this equipment be removed and not returned until and if work actually started. The homeowner responded that he intended to keep this equipment on his property. We then contacted

our legal counsel and reviewed the situation with him. With full Board approval, we sent this homeowner a certified letter of the violations and are awaiting the response.

For your information, even if you are not a dues paying member of the HOA, you are required to follow the CC&R's of the HOA. This particular homeowner bought his home in 2012 while we were still a mandatory HOA and then elected not to become a member of the HOA when we became a voluntary HOA in 2013. But he is still obligated to follow the CC&R's and thus he received this legal notice of violation.



## **FRIENDLY REMINDERS:**

- Please pick up after your dog...
- Help us keep our Neighborhood clean!
- The speed limit is 25 M.P.H. throughout our Community.



**BREAKING NEWS**

**STREET REPAVING IS SCHEDULED BETWEEN APRIL 15TH AND APRIL 30TH!!!**